

# Arnolds | Keys



**17 Cromer Road, Sheringham, NR26 8AB**

**Price Guide £525,000**

- Conveniently located for Beach and Town Centre
- Extended ground floor accommodation
- Three reception rooms
- Large modern kitchen/diner
- Ample off-road parking for a number of vehicles
- Up to five bedrooms
- Attached salon/studio
- Ideal family seaside home

# 17 Cromer Road, Sheringham NR26 8AB

A super detached house that offers the perfect blend of space, style, and convenience. This impressive property boasts three reception rooms, ideal for entertaining guests or simply relaxing with your family. With up to five bedrooms and two bathrooms, there is plenty of room for everyone to enjoy. The property's location allows for a leisurely stroll to the beach and Town Centre, making it ideal for those who love coastal living.

The contemporary kitchen/dining room is a focal point of the house, perfect for hosting dinner parties or enjoying family meals. Its modern design and ample space make it a true heart of the home. Additionally, the attached studio/salon provides a versatile area that can be tailored to suit your needs - whether it be a home office, a creative space, or a relaxation area.



Council Tax Band: C



## ENTRANCE HALL

With part glazed composite entrance door, wood laminate floor, stairs to first floor with understairs storage cupboard, second part glazed composite door to front, wall mounted electric heater.

## LOUNGE

With wide bay window to front aspect, part panelled walls, radiator with timber screen, wood laminate floor. Archway to dining area with timber fire surround housing wood burning stove on tiled hearth (not commissioned at present - chimney removed), provision for wall mounted TV. Wall mounted electric heater, shelved alcoves. Door to:

## SALON/STUDIO

Fully glazed door to front, two further windows to the side, radiator with screen, wood laminate floor.

## KITCHEN/DINER

A superb family space having been re-fitted with a comprehensive range of base and wall storage cupboards with solid work surfaces and matching upstands. Central island unit with solid wood surface and breakfast bar. Door to side, provision for washing machine and tumble dryer, two windows and glazed door to rear. Inset 1 1/2 sink unit, integrated dishwasher, fitted range style cooker with gas hob and electric ovens, stainless steel hood above. Wood laminate floor, dining area with provision for wall mounted TV. Wall mounted gas fired boiler.

## SHOWER ROOM

Beautifully appointed with a modern contemporary suite of level entry shower with glass screen, vanity wash basin with cupboards beneath, wall mounted heated towel rail, concealed cistern w.c., fully tiled walls and floor, window to rear.

## BEDROOM 2

Window to front aspect, wall mounted electric heater.

## BEDROOM 3

Two aspects to rear, wall mounted electric heater.

## FIRST FLOOR

### LANDING

Window to rear aspect,

### BATHROOM

Concealed cistern w.c., roll top bath with telephone style mixer and shower attachment, vanity wash basin with cupboards beneath, chrome heated towel rail, tiled walls and floor.

## BEDROOM 1

Two windows to side aspect, radiator, provision for wall mounted TV, one wall fitted with a range of wardrobe cupboards.

## BEDROOM 4

Window to rear aspect, radiator, turning stairs leading to:

## ATTIC BEDROOM

With Velux roof light and fitted cupboard.

## OUTSIDE

The property is approached over a wide driveway providing off-road parking for a number of vehicles. A gated entrance then leads to the enclosed garden with a paved patio area, Astro turf, raised and covered decking area with pergola. This leads to a further enclosed rear courtyard area.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band C



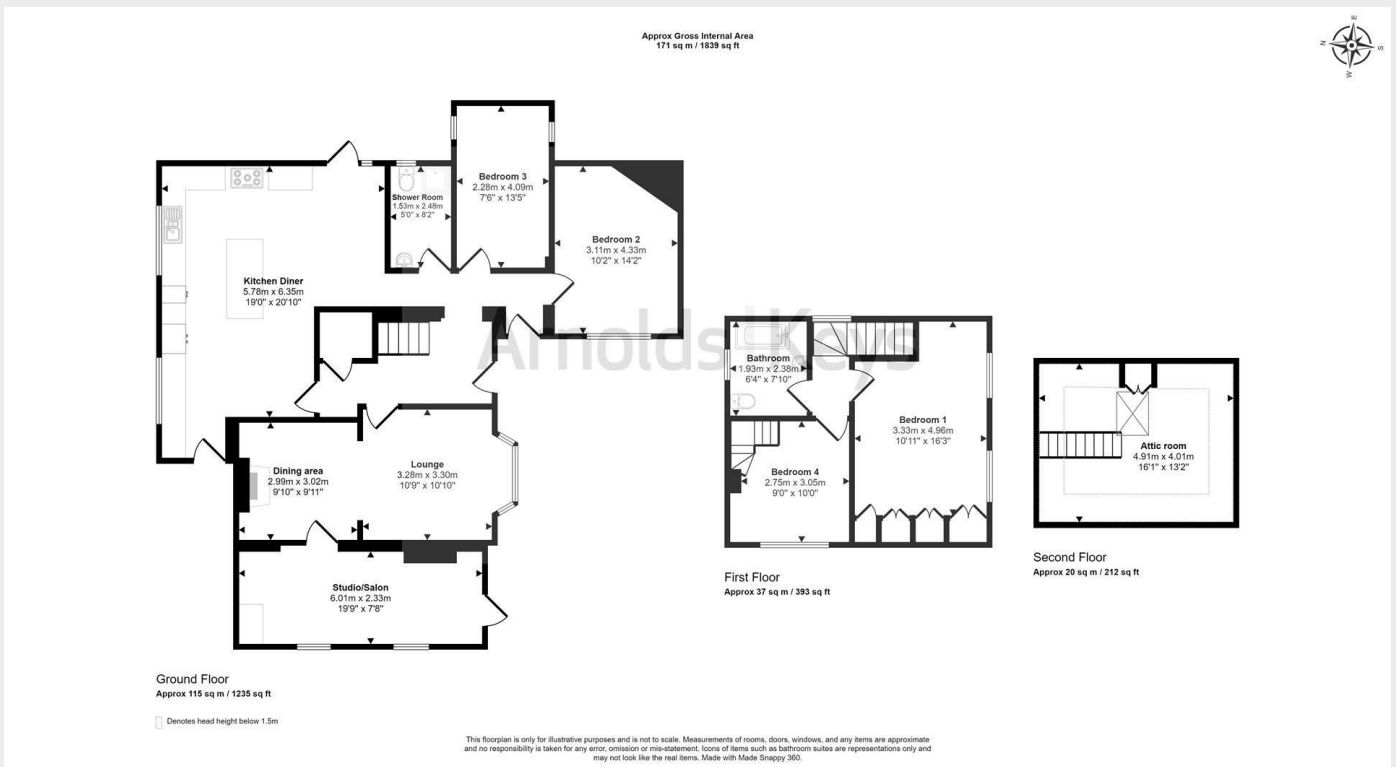


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

